

**ORDINANCE NO. 20140515-041**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2416 EAST 6<sup>TH</sup> STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0083, on file at the Planning and Development Review Department, as follows:

2.19 acre tract of land, more or less, out of Lot 1, Outlot 10, Division A, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2416 East 6<sup>th</sup> Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as otherwise provided in this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Automotive washing (of any type) use is a conditional use on the Property.
- B. The following uses are prohibited uses of the Property:

Campground  
Convenience storage

Kennels  
Vehicle storage

Service station  
Exterminating services  
Alternative financial services  
Commercial blood plasma center

Adult oriented businesses  
Pawn shop services  
Bail bond services

Except as otherwise provided in this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

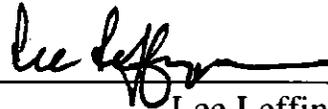
**PART 4.** The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

**PART 5.** This ordinance takes effect on May 26, 2014.

**PASSED AND APPROVED**

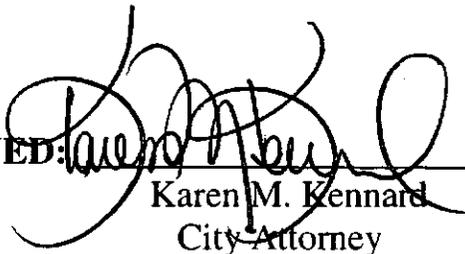
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May 15, 2014

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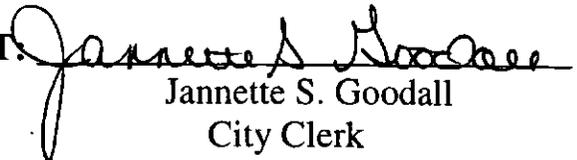
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Lee Leffingwell  
Mayor

APPROVED: \_\_\_\_\_

  
Karen M. Kennard  
City Attorney

ATTEST: \_\_\_\_\_

  
Jannette S. Goodall  
City Clerk

FIELD NOTES

**2.1985 ACRES OF LAND OR 95,769 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, OUTLOT 10, DIVISION "A", OF THE H. AND T.C.R.R. ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND FURTHER BEING OUT OF AND PART OF THAT CERTAIN 4.061 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12782, PAGE 2456, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at an iron rod found with cap at the intersection of the south R.O.W. of Hidalgo Street, same being at the intersection of the west R.O.W. of Pedernales Street, same being at the N.E. corner of said 4.061 acre tract for the N.E. corner hereof; from which point a pipe found at the intersection of the north R.O.W. of Hidalgo Street and the west R.O.W. of Pedernales Street bears N26°24'22"E at a distance of 53.21 feet;

**THENCE** N66°57'00"W along the south R.O.W. of Hidalgo Street, same being along the north line of said 4.061 acre tract for a distance of 281.40 feet to an iron rod set with cap for the N.E. corner hereof and **POINT OF BEGINNING** of this 2.1985 acre tract of land;

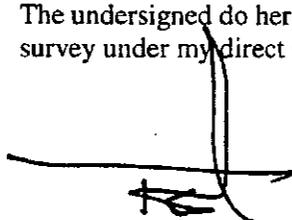
**THENCE** S23°03'00"W crossing said 4.061 acre tract for a distance of 287.98 feet to a iron rod set with cap on the north R.O.W. of East 6th Street for the S.E. corner hereof, from which point a drill hole found at the intersection of the west R.O.W. of Pedernales Street and the north R.O.W. of East 6th Street bears S66°57'00"E at a distance of 282.00 feet;

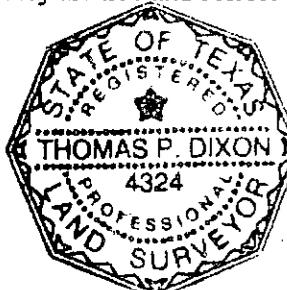
**THENCE** N66°57'00"W along the common north R.O.W. of East 6th Street and the south line of said 4.061 acre tract for a distance of 337.42 feet to an iron rod set with cap on the curving east R.O.W. of a railroad tract recorded in Volume 10536, Page 77, Real Property Records, Travis County, Texas; same being at the S.W. corner of said 4.061 acre tract for the S.W. corner hereof;

**THENCE** 290.39 feet along the curving rail road tract and the west line of said 4.061 acre tract, curving to the right with a radius of 891.80 feet and a chord which bears N28°07'00"E for a distance of 289.11 feet to an iron rod set with cap on the south R.O.W. of Hidalgo Street, same being at the N.W. corner of said 4.061 acre tract for the N.W. corner hereof;

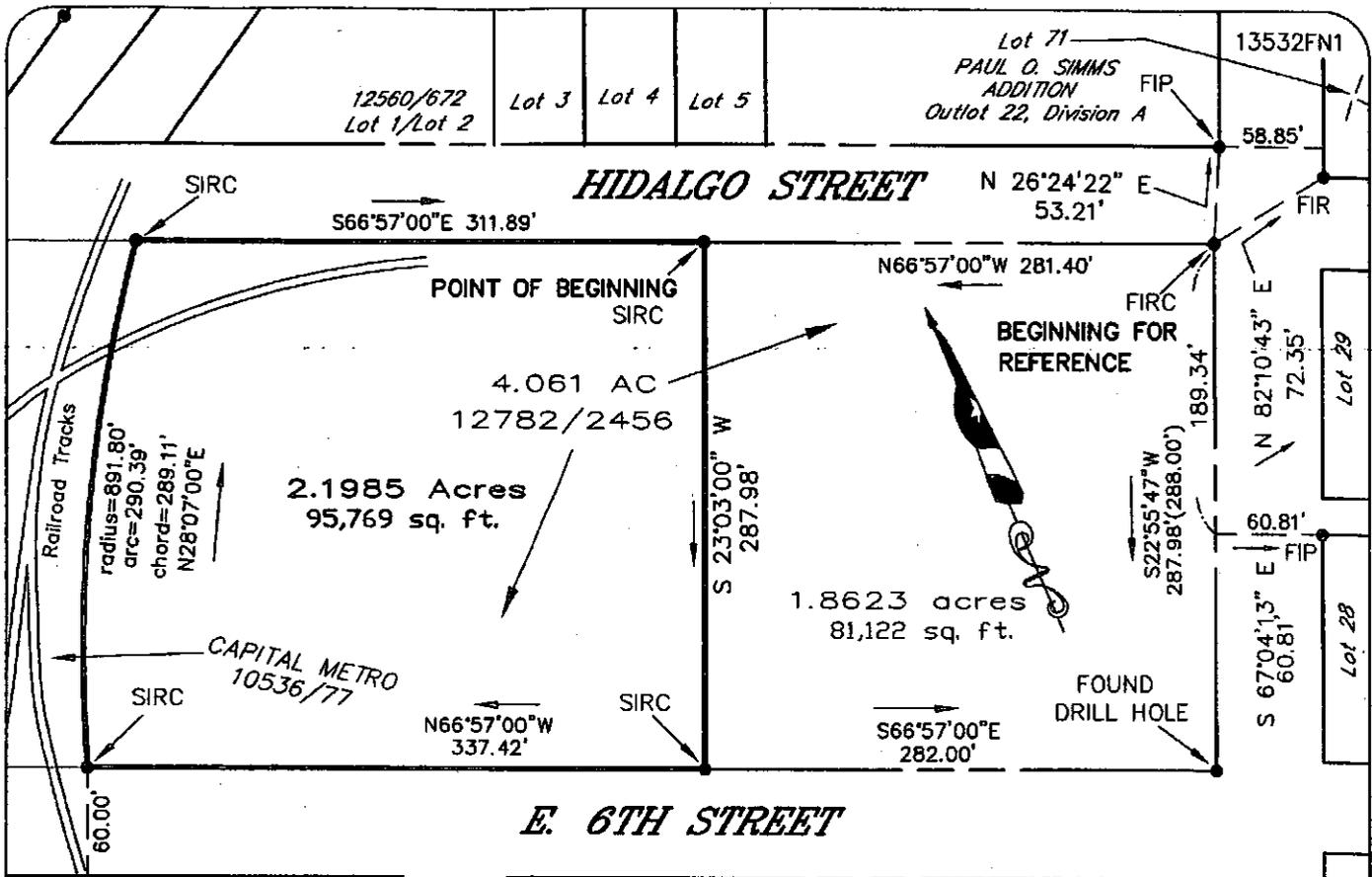
**THENCE** S66°57'00"E along the common north line of said 4.061 acre tract and the south R.O.W. of Hidalgo Street for a distance of 311.89 feet to the **POINT OF BEGINNING** of this 2.1985 acre tract of land.

The undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

  
Thomas P. Dixon R.P.L.S. 4324



5/8/14  
Date



SCALE  
1"=100'

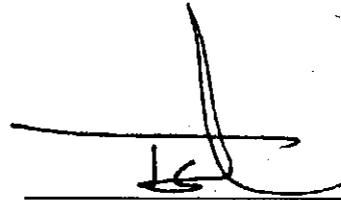
LEGEND

- |                               |      |
|-------------------------------|------|
| FOUND IRON ROD                | FIR  |
| FOUND IRON ROD W/CAP          | FIRC |
| FOUND IRON PIPE               | FIP  |
| SET IRON ROD W/CAP            | SIRC |
| LABELLED "WATERLOO RPLS 4324" |      |

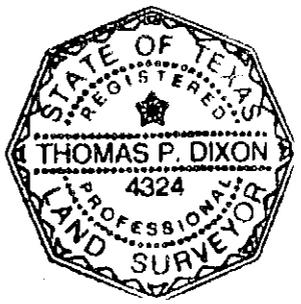
(RECORD CALL)  
**BEARING BASE**  
East line of 4.061 Ac  
Field notes in Doc#2012160248

**FIELD NOTES FOR:**  
2.1985 ACRES OF LAND, MORE OR LESS, OR 95,769 SQUARE FEET OF LAND OUT OF LOT 1, OUTLOT 10, DIVISION "A", OF THE H. AND T.C.R.R. ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND FURTHER BEING OUT OF AND PART OF THAT CERTAIN 4.061 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12782, PAGE 2456, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

The undersigned survey hereby certifies that this sketch and the accompanying field notes were made from an actual and accurate survey made by me or under my direct supervision.

  
THOMAS P. DIXON R.P.L.S. #4324  
WATERLOO SURVEYORS, INC.  
PH-512-481-9602

5/8/14  
DATE



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

CASE#: C14-2013-0083

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geograp by the City of Austin regarding specific accuracy or completeness.

Exhibit B

